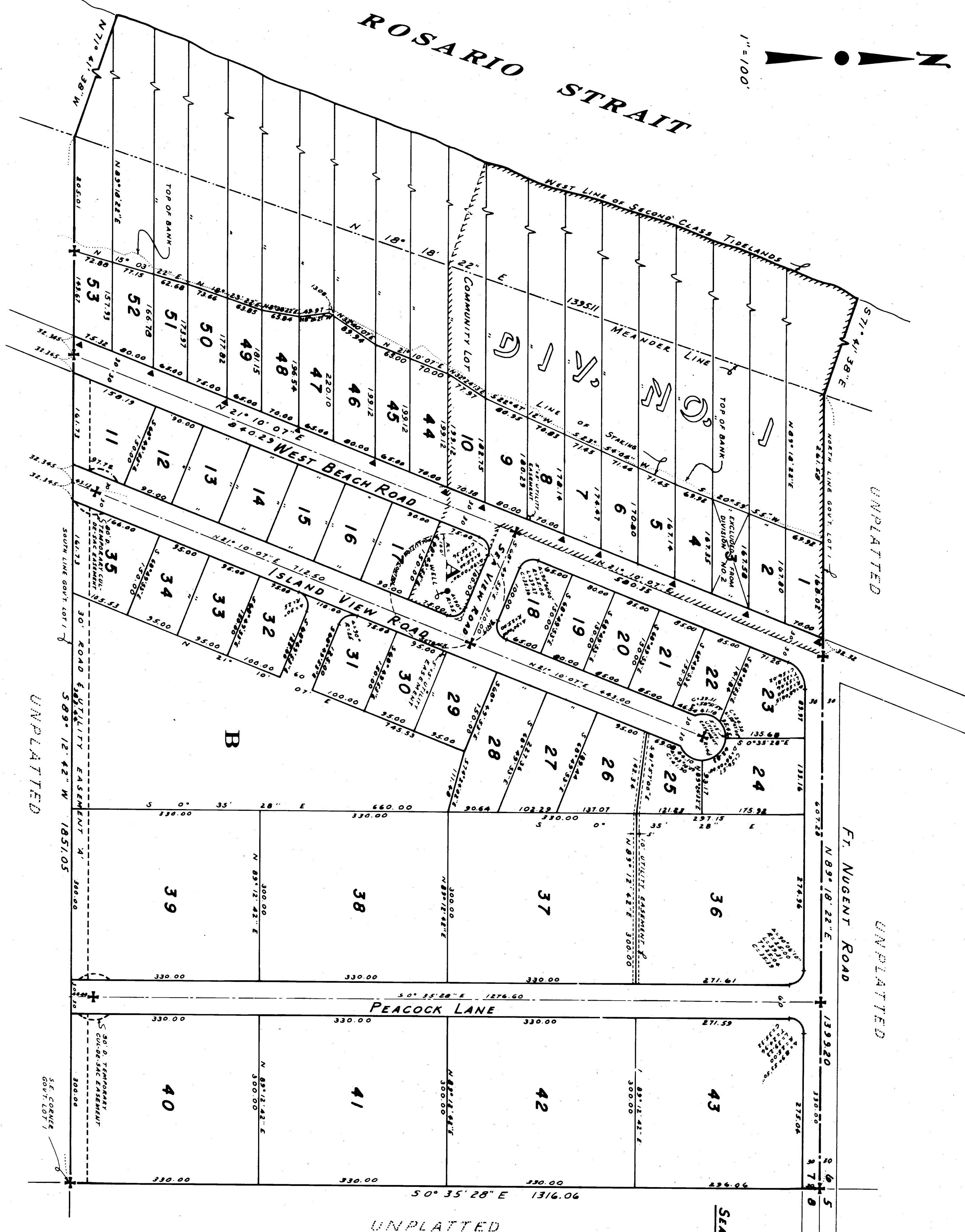


PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.



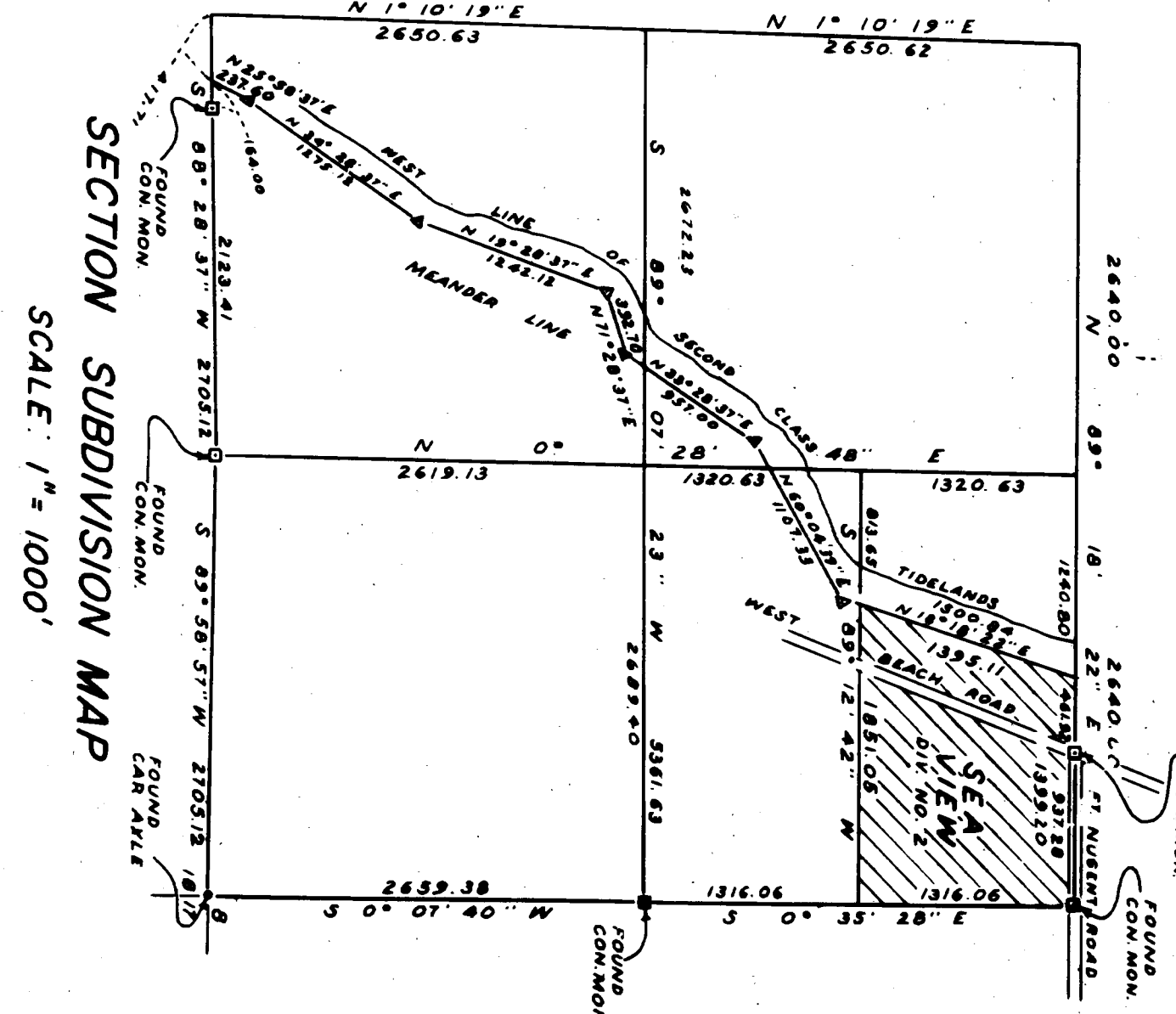
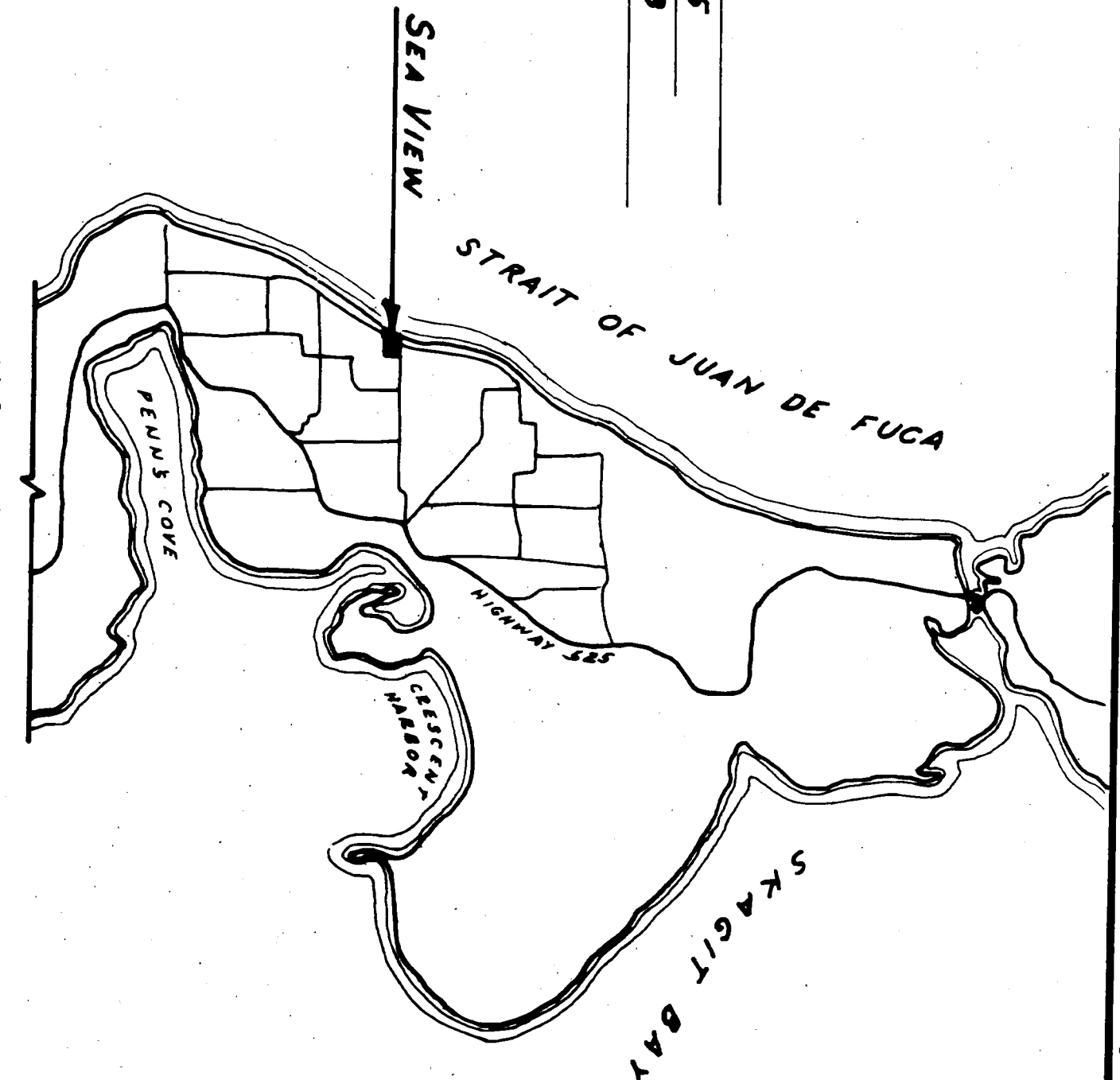
NOTES

1. The location of driveways to be constructed on the west side of the West Beach Road is restricted to the locations marked A. Construction of driveways on the east side of the West Beach Road will not be permitted.

2. The boundary of Division No. 1 is indicated by hatching.



VICINITY MAP
SCALE: 1"=2 MILES



H.L. MORGAN
CIVIL ENGINEER & LAND SURVEYOR
OAK HARBOR WASH.

PLAT
OF

SEA VIEW
DIVISION NO. 2

being also a Replat of Sea View, Division No. 1, in Gov't. Lot 1, Section 7, T. 32 N., R. 1 E. W.M., Whidbey Island, Island County, Washington

SHEET 1 OF 2

SEA VIEW
Division No. 2
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64.

LEGAL DESCRIPTION

THE PLAT OF SEA VIEW, DIVISION NO. 2, EMBRACES ALL OF GOVERNMENT LOT 1, SECTION 7, T. 32 N., R. 1 E. 1/4 M., AND ADJOINING TIDE LANDS, BEING ALSO A REPLAT OF THE PLAT OF SEA VIEW, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 4, EXCEPT THAT PORTION OF LOT 3 LYING EAST OF THE LINE OF STAKING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS SHOWN THEREON, ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED.

ALL OF LOT 10 IS HEREBY DEDICATED TO THE USE AND ENJOYMENT, FOR RECREATIONAL PURPOSES, OF ALL PROPERTY OWNERS IN THIS PLAT AND FUTURE ADDITIONS THERETO. THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES AND A LIFT, ELEVATOR, CABLE CAR OR SIMILAR DEVICE ON SAID LOT 10 AND ALSO THE RIGHT TO CONSTRUCT BULKHEADS AND PERFORM DREDGING AND FILLING OPERATIONS UPON THAT PORTION OF SAID LOT LYING WEST OF THE BLUFF.

THE LAND OCCUPIED BY EASEMENT 'A' IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR ROAD PURPOSES COINCIDENT WITH THE FULFILLMENT OF THE FOLLOWING CONDITIONS:

(A) THE DEDICATION TO THE PUBLIC OF THE ADJOINING 30 FEET LYING SOUTH OF SAID EASEMENT AND

(B) THE CONSTRUCTION OF THE ROAD TO THE SATISFACTION OF THE ISLAND COUNTY ENGINEER AND THE BOARD OF COUNTY COMMISSIONERS. IF ONLY A PORTION OF THE ADJOINING PROPERTY IS DEDICATED AND CONSTRUCTED, THESE PROVISIONS SHALL APPLY TO THAT PORTION OF EASEMENT A ADJOINING THE PORTION DEDICATED AND CONSTRUCTED.

THE EASEMENTS FOR CUL-DE-SAC AT THE SOUTH ENDS OF ISLAND VIEW ROAD AND PEACOCK LANE ARE TEMPORARY, TO BE EFFECTIVE ONLY UNTIL SAID ROADS ARE EXTENDED SOUTHERLY.

THE OWNER RESERVES A ONE FOOT STRIP ACROSS THE SOUTH ENDS OF ISLAND VIEW ROAD AND PEACOCK LANE TO PROHIBIT TRAFFIC ACROSS THE PLAT BOUNDARY UNTIL SAID ROADS ARE EXTENDED. THESE ONE FOOT STRIPS ARE HEREBY DEDICATED TO THE PUBLIC COINCIDENT WITH THE DEDICATION AND CONSTRUCTION OF THE EXTENSIONS.

ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 30TH DAY OF APRIL, A.D., 1969, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED HUBERT L. MORGAN AND BEATRICE E. MORGAN, HIS WIFE, HOWARD A. PATRICK AND WILMA A. PATRICK, HIS WIFE, T. D. ZYLSTRA AND JANE ZYLSTRA, HIS WIFE, JAMES MALKUP AND BERTHA MALKUP, HIS WIFE, F. A. GERBER AND ANNA O. GERBER, HIS WIFE, LEROY S. ROMAND AND GENEVIEVE A. ROMAND, HIS WIFE, RAY J. POMEROY AND EVELYN G. POMEROY, HIS WIFE, MARJORIE GERBER, A SINGLE WOMAN, TO ME KNOWN TO BE

THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED THEREIN. ALSO RAY C. CUSWORTH AND WAYNE T. YOUNG, TO ME KNOWN TO BE THE VICE PRESIDENT AND ASST. MGR. OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

John H. Haden
Notary Public in and for
the State of Washington

residing at Oak Harbor

RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED BY THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:

NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, RESELD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT.

NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, PARCEL OR TRACT OF THIS PLAT CLOSER THAN 30 FEET TO THE MARGIN OF ANY STREET OR ROAD.

CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

ALL BUILDINGS CONSTRUCTED OR PLACED ON THIS PLAT SHALL HAVE THEIR EXTERIORS, INCLUDING OUTSIDE PAINTINGS, FINISHED WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION ON THE PROPERTY AND SHALL BE COMPLETED IN CONFORMANCE WITH THE ISLAND COUNTY BUILDING CODE AND HEALTH DEPARTMENT REGULATIONS.

TRAVEL TRAILERS AS A RESIDENCE ARE PROHIBITED ON ALL LOTS. HOWEVER, MOBILE HOMES WITH A MINIMUM FLOOR AREA OF 700 SQUARE FEET WILL BE PERMITTED.

ALL LOTS EXCEPT NO. 10 AND TRACT A ARE RESIDENTIAL LOTS AND ARE RESTRICTED TO A SINGLE OR DUPLEX FAMILY RESIDENCE WITH GARAGE AND OTHER APPURTENANT BUILDINGS ARCHITECTURALLY IN HARMONY THEREWITH AND INCIDENTAL AND NECESSARY TO RESIDENTIAL USE OF THE PREMISES. THIS PROVISION SHALL NOT BE CONSTRUED AS LIMITING OR RESTRICTING THE SUBDIVISION OF LARGE LOTS OR TRACTS OR THE COMBINING AND RE-SUBDIVISION OF SMALLER LOTS.

THE MINIMUM HABITABLE MAIN FLOOR AREA OF THE PRINCIPAL DWELLING, EXCLUSIVE OF OTHER BUILDINGS, OPEN ENTRIES, PORCHES AND PATIOS, SHALL BE NOT LESS THAN 700 SQUARE FEET.

RESTRICTIONS A, B AND C BELOW APPLY ONLY TO THOSE PORTIONS OF LOTS 1 THRU 9 AND 14 THRU 53 LYING EAST OF THE LINE OF STAKING:

(A) NO FENCE OR HEDGE SHALL BE ERRECTED OR PERMITTED TO REMAIN OR GROW TO A HEIGHT EXCEEDING 6 FEET.

(B) DWELLINGS ARE LIMITED TO ONE STORY, NOT INCLUDING A BASEMENT, AND ROOF HEIGHT SHALL NOT EXCEED 15 FEET ABOVE THE MAIN FLOOR LEVEL.

(C) NO STRUCTURE EXCEEDING 4 FEET IN HEIGHT SHALL BE PLACED OR CONSTRUCTED WEST OF THE BUILDING SETBACK LINE.

NO NOXIOUS, ILLEGAL OR OFFENSIVE USE OF THE LAND, INCLUDING THE DISCHARGE OF FIRE ARMS, SHALL BE PERFORMED NOR SHALL ANYTHING BE DONE WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

NO HOGS, CATTLE, HORSES, SHEEP, GOATS, SIMILAR LIVESTOCK OR POULTRY SHALL BE PERMITTED OR MAINTAINED ON SAID PROPERTY AT ANY TIME. HOUSEHOLD PETS SUCH AS CATS AND DOGS NOT EXCEEDING 2 IN NUMBER (EXCEPT LITTERS FOR A PERIOD OF 90 DAYS) SHALL BE PERMITTED BUT MUST BE KEPT ON THE PREMISES OF THE OWNER. NOT MORE THAN ONE ACCESSORY BUILDING ON ANY ONE BUILDING SITE SHALL BE PERMITTED FOR USE IN THE HOUSING OF SUCH PETS. ANY SUCH BUILDING SHALL BE

LOCATED NOT LESS THAN 30 FEET FROM ANY PLACE OF HUMAN HABITATION OTHER THAN THE OWNERS.

AFTER JANUARY 1, 1972, NO SIGNS OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT EACH LOT MAY HAVE ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT AND/OR ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT.

NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING, OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL SHAFTS OR EXCAVATIONS BE PERMITTED IN OR UPON ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE. SUCH ITEMS SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

THESE RESTRICTIONS SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING TITLE TO ANY LOT OR PORTION OF A LOT OR TRACT IN THIS PLAT UNTIL THEY ARE REPEALED IN WHOLE OR IN PART BY THE WRITTEN AND ACKNOWLEDGED CONCURRENCE OF THE OWNERS OF 65 PERCENT OF ALL LOTS IN THIS PLAT AND FUTURE ADDITIONS THERETO.

THE ABOVE RESTRICTIONS CANCEL AND SUPERSEDE THOSE RESTRICTIONS AND PROTECTIVE COVENANTS APPLYING TO THE PLAT OF SEA VIEW, DIVISION NO. 1, RECORDED UNDER AUDITOR'S FILE NO. 20940.

IF THE PARTIES HERETO OR ANY OF THEM, THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN CONTAINED, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS PLAT OR HAVING A VENDEE'S INTEREST UNDER A REAL ESTATE CONTRACT TO PURCHASE ANY PROPERTY SITUATED IN THE PLAT TO PROSECUTE ANY PROCEEDINGS AT LAW OR INEQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH COVENANTS AND TO PREVENT HIM OR THEM FROM SO DOING AND TO RECOVER DAMAGES ARISING FROM SUCH VIOLATIONS.

INVALIDATION OF ANY OF THESE COVENANTS BY A JUDGMENT OF ANY COURT OR COMPETENT JURISDICTION SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF SEA VIEW, DIVISION NO. 2, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
Registered Civil Engineer & Land Surveyor



TREASURER'S CERTIFICATE

I, THE TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED BY THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1969.

J. J. Campbell
County Treasurer

by *Ruth E. Zylstra*
Deputy

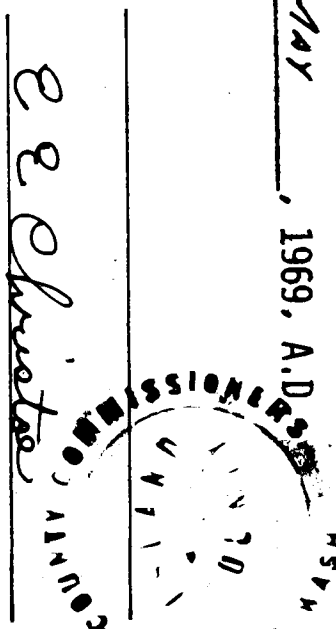
APPROVALS

APPROVED THIS 12 DAY OF May, 1969, A.D.
John H. Haden
County Engineer



APPROVED THIS 12 DAY OF May, 1969, A.D.
John H. Haden
Chairman, Island County Planning Commission

APPROVED THIS 19TH DAY OF May, 1969, A.D.



John H. Haden
County Auditor

CERTIFICATE OF TITLE

RECORDED MAY 19, 1969, UNDER FILE NO. 220752, VOLUME 196, PAGE 347, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF H. L. MORGAN ON MAY 19, 1969, AT 02 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 10 OF PLATS, PAGES 64 AND 65, RECORDS OF ISLAND COUNTY WASHINGTON, FILE NO. 220759.

John H. Haden
County Auditor

by *Jim Winkler*
Deputy

H. L. MORGAN
Civil Engineer & Land Surveyor
OAK HARBOR, WASH.

PLAT
OF

SEA VIEW

DIVISION NO. 2

being also a Replat of Sea View, Division No. 1, in Gov't Lot 1, Section 7, T. 32 N., R. 1 E. W. M., Whidbey Island, Island County, Washington

SHEET 2 OF 2

SEA VIEW
Division No. 2
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